



Zoning Board of Review

PUBLIC NOTICE
CITY OF PROVIDENCE
ZONING BOARD OF REVIEW
444 WESTMINSTER STREET, 2ND FLOOR
PROVIDENCE, RHODE ISLAND 02903

Notice is hereby given that the Zoning Board of Review will be in session in the **First Floor Conference Room at the Mayor Joseph A. Doorley Municipal Building located at 444 Westminister Street, Providence, Rhode Island on Wednesday, September 16, 2015 at 5:30 P.M.** when all persons interested will be heard for or against the granting of the following applications pursuant to Section 1703 of the Zoning Ordinance:

5:30 P.M.

HOUSING DEVELOPMENT CORPORATION OF THE NORTH END: 22 Greeley Street, also known as Lot 67 on the Tax Assessor's Plat 71. Located in a R-3 Three Family Residential Zone, filed an application for a DIMENSIONAL VARIANCE seeking relief from Article 4: Section 402 Dimensional Standards: Table 4-1. The applicant proposes to build a two family residential building. Table 4-1 requires 3,500 square feet of land area for a two family building. The lot in questions contains 3,200 square feet.

16 BORINQUEN LLC: 16 Borinquen Street, also known as Lot 218 on the Tax Assessor's Plat 46. Located in an M-MU-75 Mixed-Use Industrial District, filed an application pursuant to Article 19: Section 1901 requesting a SPECIAL USE PERMIT for use as Parking Lot (Principle Use). Article 12: Section 1201: Table 12-1 (Use Matrix) requires a special use permit for parking lot as a principle use. The lot in question contains 4,858 square feet of land area.

LINDA LOISELLE: 52-54 Ogden Street, also known as Lot 80 on the Tax Assessor's Plat 92. Located in an R-2 Two Family Zone, filed an application requesting a USE VARIANCE to change the use of an existing building from a two family to a three family. The applicant seeks relief from Article 12 Section 1201 - Table 12-1 (Use Matrix) to continue the existing use as a three unit residential building. The lot in question contains approximately 4,550 square feet of land area.

179 WAYLAND AVENUE, LLC: 179-189 Wayland Avenue, also known as 127 Medway Street, also known as Lot 155 on the Tax Assessor's Plat 15, located in a C-2 General Commercial Zone. The lot in question contains approximately 11,027 square feet of land area. The applicant proposes to construct a new 4,204.78 square foot two-story addition attached to the easterly side of the existing retail/office building. Applicant seeks the following DIMENSIONAL VARIANCES: Article 14: Table 14-1; relief is being sought from the parking requirement. There are currently fifteen (15) parking spaces for the existing structure; the addition will result in a requirement of twenty-three (23) spaces. The addition will eliminate nine (9) of the existing spaces, leaving six (6) parking spaces. Applicant proposes to retain the, six (6) spaces, resulting in a shortfall of seventeen (17) parking spaces. Article 5: Table 5-1; relief is also sought from the minimum first floor height requirement; the existing first floor height is 12' and the minimum required first floor height is 14'. The applicant requests a variance for the first floor of the addition. Article 5: Section 503A3; ground floor and upper floor façade transparency. Relief is also sought from the transparency requirements. For the ground floor of the proposed addition, fifty (50) percent transparency is required; zero (0) percent is proposed. For the upper floor of the proposed addition, thirty-five (35) percent transparency is required; 14.1 percent is proposed.

SCR SINGH, LLC: 1060 Hope Street also known as Lot 413 on the Tax Assessor's Plat 91. Located in a C-1 Neighborhood Commercial District. The lot in question contains 5,054 square feet. The applicant Amar Singh filed an application for a proposed addition to the existing structure on the parcel, requesting DIMENSIONAL VARIANCE and a SPECIAL USE PERMIT seeking relief from: Article 5: Table 5-1 requires a ten foot (10') rear yard setback; the applicant is providing two feet (2'). Article 12: Table 12-1 requires a special use permit for a restaurant that exceeds 3,500 gross square feet, the proposed addition will increase the existing structure from 3,116 square feet to 5,976 square feet. Article 14: Table 14-1 requires 6 additional parking spaces; the applicant is providing no additional parking spaces.

229 WATERMAN REALTY, LLC: 229 Waterman Street, also known as Lot 168 on the Tax Assessor's Plat 15. Located in a C-2 General Commercial District Zone, filed an application for a DIMENSIONAL VARIANCE seeking relief from Article 5: Section 502 Dimensional Standards: Table 5-1. The application proposed to renovate a three-story commercial building into a four-story mixed use development. Relief is sought from the maximum building height requirement of fifty feet (50'), not to exceed four (4) stories. The applicant requests a variance for a proposed building height of sixty-four feet, ten inches (64'10").

THIS MEETING MAY BE CONTINUED FROM DAY TO DAY AND TIME TO TIME AT THE DISCRETION OF THE ZONING BOARD OF REVIEW.

THIS MEETING IS ACCESSIBLE TO ALL PERSONS. INDIVIDUALS REQUESTING INTERPRETER SERVICES MUST NOTIFY THE OFFICE OF NEIGHBORHOOD SERVICES AT (401) 421-7768, 48 HOURS IN ADVANCE OF THE HEARING DATE.

ESTA REUNION PUEDE SER CONTINUADA EN CUALQUIER MOMENTO BAJO LA DISCRETION DE LA JUNTA DE REVISIONES DE ZONA.

LA INFORMACION DE ESTA REUNION ESTA DISPONIBLE PARA TODAS LAS PERSONAS E INDIVIDUOS QUE REQUIERAN SERVICIOS DE INTERPRETE, LLAME A LA OFICINA DE SERVICIOS VECINDALES AL (401) 421-7768, POR LO MEMOS 48 HORAS ANTES DE SU FECHA DE JUICIO.

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FREE PARKING AVAILABLE AT BUILDING ACCESSIBLE FROM GREENE STREET